



## Albion Street, , Wigston, LE18 4SA

- Three bedroom Semi-detached home
- Bay-fronted lounge
- Potential for extension
- Presented in ready to move in condition
- Close to shops and amenities
- Modern open-plan kitchen-diner
- Generous garden space
- Gas central heating & double glazing
- Walking distance to South Wigston station
- Ideal first time buyer or family home

**Asking Price £250,000**



# Albion Street, , Wigston, LE18 4SA

## DESCRIPTION

Ready to Move Into – Three Bedroom Semi-Detached Home – Open-Plan Kitchen-Diner – Modern Interior – Garden – Extension Potential (STPP)

READY TO MOVE INTO – THREE BEDROOM SEMI-DETACHED HOME COMBINING TRADITIONAL CHARACTER WITH A STYLISH MODERN INTERIOR. Offering an open-plan kitchen-diner, bay-fronted lounge, modern bathroom & generous garden, this is an inviting first-time buyer or family home within walking distance of South Wigston railway station, shops & everyday amenities.

Step inside & the journey begins in the spacious bay-fronted lounge, where natural light & neutral décor create a comfortable setting for quiet evenings, family time or entertaining friends.

Continue through to the heart of the home – the open-plan kitchen-dining room. The fitted kitchen offers excellent storage, integrated cooking appliances & a breakfast bar, while the dining area provides space to gather around a table for meals. With direct access outside, summer living can flow effortlessly into the garden.

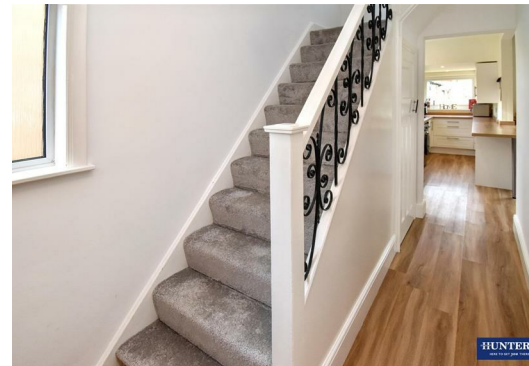
The generous rear garden provides lawn, mature planting & plenty of room to relax, entertain or let children play. It also offers exciting potential to extend the property, subject to the necessary planning permissions, allowing the home to evolve with your lifestyle.

Head upstairs to discover three well-appointed bedrooms – two comfortable doubles plus a flexible third bedroom, ideal for a child, nursery or home office. A stylish modern family bathroom with shower over the bath completes the first floor.

Further benefits include gas central heating & double glazing.

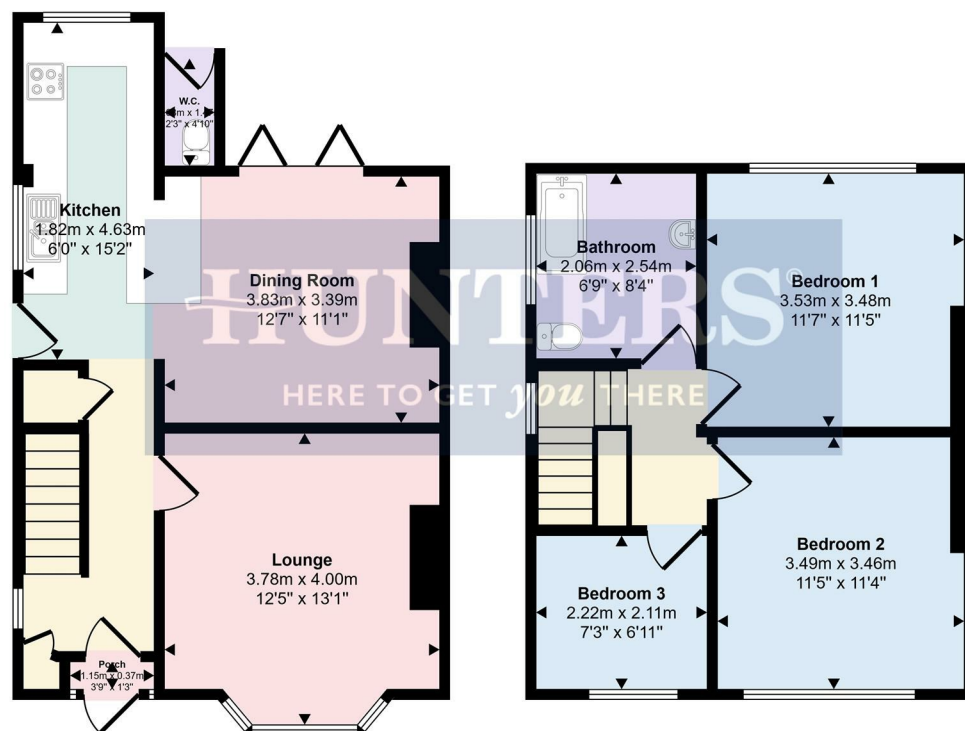
Leave the car behind & enjoy having South Wigston station, high street shopping & supermarkets within walking distance, alongside nearby countryside. Excellent public transport & road links connect with Leicester city centre, Fosse Park & the motorway network.

Ready to move in & make it yours? Contact Hunters Wigston today, book your viewing & come experience the space, lifestyle & future potential for yourself.





Approx Gross Internal Area  
88 sq m / 944 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### Viewings

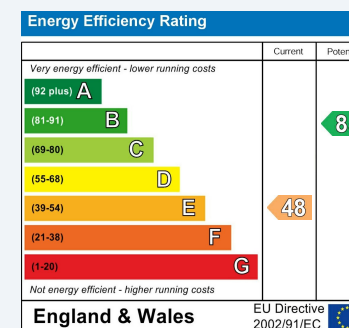
Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.